

This instrument was prepared by

(Name) LARRY L. HALCOMB  
ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35209

Actual  
Consideration  
\$17,500.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one dollar and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charles A. Waller and wife, Elaine L. Waller

(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard D. Brogden and Georjane L. Brogden

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 2, Block 2, according to the survey of Brookfield, First Sector, as recorded in Map Book 5 page 125 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1986.

Subject to building lines, easements, rights of way, transmission line permite and agreement with Alabama Power Company as to underground cables of record.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 OCT 22 AM 9:12

deed tax 17.50  
2.50  
1.00  
21.00

By acceptance of this deed, grantees agree to assume the debt secured by the mortgage recorded in Mortgage Book 385 page 973, Probate Office of Shelby County, Alabama.

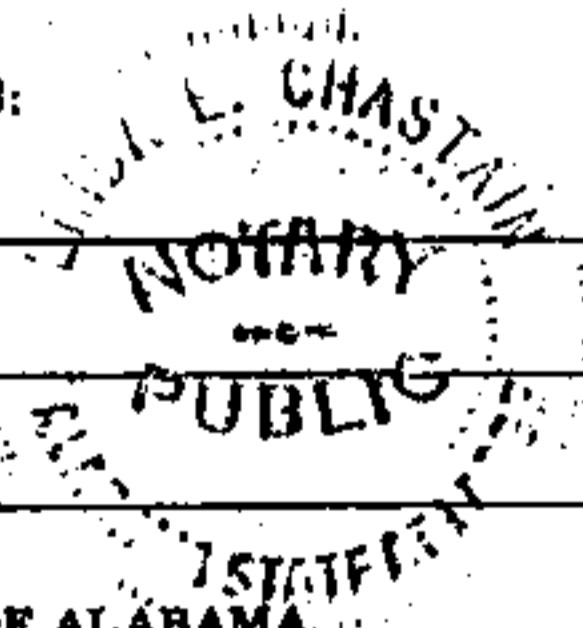
BOOK 045 PAGE 715

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th day of October, 19 85.

WITNESS:



Charles A. Waller (Seal)  
Charles A. Waller  
Elaine L. Waller (Seal)  
Elaine L. Waller  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Linda E. Chastain, a Notary Public in and for said County, in said State, hereby certify that Charles A. Waller and wife, Elaine L. Waller whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, A. D., 19 85.

Linda E. Chastain  
Linda E. Chastain  
Notary Public  
My Commission Expires September 26, 1988